

October 18, 2010

WINIMO REALTY ET. AL  
Case NOS 92-B-40026 thru 92-B-40045

Ms. Diana G. Adams  
Acting United States Trustee  
Office of United States Trustee  
United States Bankruptcy Court  
Southern District of New York  
33 Whitehall Street  
New York, NY 10004 - 2112

Dear Ms. Adams:

Enclosed herewith are Winimo Realty Corp.'s, et al preliminary consolidated financial statements and other information for the month ended September 30, 2010. These financial statements and other information are being delivered on a limited information basis and do not include all of the information and disclosures required by Generally Accepted Accounting Principles for complete financial statements and may be subject to year-end audit adjustments. All adjustments which are, in the opinion of management, necessary for a fair presentation of the results of operations for the period have been made and are of a recurring nature.

I hereby affirm that all post-petition debts and obligations, specifically all insurance policies, are being paid on a timely basis and in conformity with agreed upon terms.

Sincerely,

*James Fiore*

James Fiore  
Chief Financial Officer

Enclosures

cc: Paul Silverstein, Esq.  
Steven Golub, Esq.

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

-----x Honorable Robert D. Drain  
Chapter 11  
Case Nos., 92-B-40026 (CB)  
through 92-B-40045  
inclusive  
JOINTLY ADMINISTERED  
UNDER CASE NO.  
92-B-40026

In re: :  
Winimo Realty Corp. :  
Watson Avenue Realty Corp. :  
Oceana Terminal Corp. :  
Lanimret Terminal, Inc. :  
Jacon Realty Corp. :  
Forsee Realty Corp. :  
Cibro Terminals, Inc. :  
Cirillo Bros. Land Corp. :  
Cibro Syracuse Property Corp. :  
Cibro Sales Corp. :  
Cibro Petroleum/Westchester, Inc. :  
Cibro Petroleum Products, Inc. :  
Cibro Petroleum L.I., Inc. :  
Cibro Petroleum, Inc. :  
Cibro Petroleum/Bklyn, Inc. :  
Cibro Petroleum/Bx, Inc. :  
Cibro Lindenhurst Property Corp. :  
Cibro Gasoline Corp. :  
Cibro Bethlehem Land Corp. :  
C & J Cirillo Corp. :  
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Unaudited Consolidated Balance Sheet as of September 30, 2010 and Statement of Operations for the month ended September 30, 2010.

THE WINIMO REALTY CORP., ET AL  
 COMBINED BALANCE SHEET  
 SEPTEMBER 30, 2010

UNAUDITED  
 (DOLLARS IN THOUSANDS)

	<u>2010</u>
<b>ASSETS</b>	
<b>CURRENT ASSETS:</b>	
CASH	\$10,983
ACCOUNTS RECEIVABLE, NET	1
INVENTORY	0
OTHER CURRENT ASSETS	<u>64</u>
<b>TOTAL CURRENT ASSETS</b>	<b>11,048</b>
PROPERTY, PLANT & EQUIPMENT, NET	2
DUE FROM/TO AFFILIATES	(0)
OTHER ASSETS	<u>168</u>
<b>TOTAL ASSETS</b>	<b><u>\$11,218</u></b>
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<b>LIABILITIES AND STOCKHOLDERS' EQUITY</b>	
<b>LIABILITIES NOT SUBJECT TO COMPROMISE:</b>	
SHORT TERM BORROWINGS	\$0
ACCOUNTS PAYABLE & ACCRUED LIABILITIES	<u>4,521</u>
<b>SUBTOTAL</b>	<b>4,521</b>
<b>LIABILITIES SUBJECT TO COMPROMISE (a)</b>	<b><u>17,170</u></b>
<b>TOTAL LIABILITIES</b>	<b><u>21,691</u></b>
<b>STOCKHOLDERS' EQUITY:</b>	
COMMON STOCK	1,313
PAID-IN CAPITAL	532
RETAINED EARNINGS	(11,074)
LESS TREASURY STOCK AT COST	<u>1,245</u>
<b>TOTAL STOCKHOLDERS' EQUITY</b>	<b><u>(10,473)</u></b>
<b>TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY</b>	<b><u>\$11,218</u></b>
<hr/>	
(a) Liabilities subject to compromise consist of the following:	
SECURED DEBT	\$0
TRADE AND OTHER	17,170
<b>TOTAL</b>	<b><u>\$17,170</u></b>

**THE WINIMO REALTY CORP., ET AL  
COMBINED STATEMENT OF OPERATIONS  
FOR THE MONTH ENDED SEPTEMBER 30, 2010**

**UNAUDITED  
(DOLLARS IN THOUSANDS)**

**REVENUES:**

<b>NET SALES</b>	<b>\$ -</b>
<b>COSTS AND EXPENSES</b>	
<b>COST OF GOODS SOLD</b>	<b>0</b>
<b>SELLING, OPERATING &amp; ADMINISTRATIVE</b>	<b>15</b>
<b>INTEREST</b>	<b><u>(3)</u></b>
<b>TOTAL COSTS AND EXPENSES</b>	<b><u>12</u></b>
<b>INCOME BEFORE REORGANIZATION ITEMS, OTHER ITEMS &amp; TAXES</b>	<b><u>(12)</u></b>
<b>REORGANIZATION ITEMS</b>	
<b>PROFESSIONAL FEES</b>	<b><u>1</u></b>
<b>TOTAL REORGANIZATION ITEMS</b>	<b><u>1</u></b>
<b>INCOME BEFORE TAXES &amp; OTHER ITEMS</b>	<b><u>(13)</u></b>
<b>GAIN (LOSS) ON OTHER ITEMS</b>	<b>0</b>
<b>DEBT FORGIVENESS</b>	<b>0</b>
<b>PROVISION FOR INCOME TAXES</b>	<b><u>(1)</u></b>
<b>NET INCOME (LOSS)</b>	<b><u>\$ (14)</u></b>

**THE WINIMO REALTY CORP., ET AL**  
**COMBINED STATEMENT OF OPERATIONS**  
**FOR THE 4 MONTHS ENDED SEPTEMBER 30, 2010**

**UNAUDITED**  
**(DOLLARS IN THOUSANDS)**

**REVENUES:**

<b>NET SALES</b>	<b>\$0</b>
<b>COSTS AND EXPENSES</b>	
<b>COST OF GOODS SOLD</b>	<b>0</b>
<b>SELLING, OPERATING &amp; ADMINISTRATIVE</b>	<b>57</b>
<b>INTEREST</b>	<b>(11)</b>
<b>TOTAL COSTS AND EXPENSES</b>	<b>46</b>
<b>INCOME BEFORE REORGANIZATION ITEMS, OTHER ITEMS &amp; TAXES</b>	
	<b>(48)</b>
<b>REORGANIZATION ITEMS</b>	
<b>PROFESSIONAL FEES</b>	<b>2</b>
<b>TOTAL REORGANIZATION ITEMS</b>	<b>2</b>
<b>INCOME BEFORE TAXES &amp; OTHER ITEMS</b>	<b>(48)</b>
<b>GAIN (LOSS) ON OTHER ITEMS</b>	<b>0</b>
<b>DEBT FORGIVENESS</b>	<b>0</b>
<b>PROVISION FOR INCOME TAXES</b>	<b>2</b>
<b>NET INCOME (LOSS)</b>	<b>(\$46)</b>

ASSETS	Total	CPPI & BETHLND.	CIBRO SALES CORP.	CPI	CIBRO TERM. INC.	OCEANA TERM. CORP.	CIBRO BRONX INC.
<b>CURRENT ASSETS:</b>							
CASH	\$10,983	\$10,981	\$0	\$0	(\$1)	\$0	\$3
ACCOUNTS RECEIVABLE, NET	1	1	0	0	0	0	0
INVENTORY	0	0	0	0	0	0	0
OTHER CURRENT ASSETS	64	30	0	0	19	0	15
<b>TOTAL CURRENT ASSETS</b>	<b>11,048</b>	<b>11,012</b>	<b>0</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>18</b>
PROPERTY, PLANT & EQUIPMENT, NET	2	(6)	0	0	0	0	8
DUE FROM/TO AFFILIATES	(0)	(9,116)	1	0	13,295	0	(6,026)
OTHER ASSETS	168	24	0	0	133	0	(0)
<b>TOTAL ASSETS</b>	<b>\$11,218</b>	<b>\$1,913</b>	<b>\$1</b>	<b>\$0</b>	<b>\$13,446</b>	<b>\$0</b>	<b>(\$5,999)</b>
<b>LIABILITIES AND STOCKHOLDERS' EQUITY</b>							
<b>LIABILITIES NOT SUBJECT TO COMPROMISE:</b>							
SHORT TERM BORROWINGS	0	0	0	0	0	0	0
ACCOUNTS PAYABLE & ACCRUED LIABILITIES	4,521	1,988	28	0	14	10	1,656
<b>SUBTOTAL</b>	<b>4,521</b>	<b>1,988</b>	<b>28</b>	<b>0</b>	<b>14</b>	<b>10</b>	<b>1,656</b>
LIABILITIES SUBJECT TO COMPROMISE (a)	17,170	9,829	64	48	4,563	1,525	162
<b>TOTAL LIABILITIES</b>	<b>21,691</b>	<b>11,816</b>	<b>92</b>	<b>48</b>	<b>4,577</b>	<b>1,535</b>	<b>1,818</b>
<b>STOCKHOLDERS' EQUITY:</b>							
COMMON STOCK	1,313	2	373	18	127	56	73
PAID-IN CAPITAL	532	0	6	0	500	0	5
RETAINED EARNINGS	(11,074)	(9,905)	(437)	(22)	9,116	(1,547)	(7,895)
LESS TREASURY STOCK AT COST	1,245	0	34	45	874	43	0
<b>TOTAL STOCKHOLDERS' EQUITY</b>	<b>(10,473)</b>	<b>(9,903)</b>	<b>(91)</b>	<b>(48)</b>	<b>8,869</b>	<b>(1,535)</b>	<b>(7,817)</b>
<b>TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY</b>	<b>\$ 11,218</b>	<b>\$ 1,913</b>	<b>1</b>	<b>-</b>	<b>\$ 13,446</b>	<b>-</b>	<b>\$ (5,999)</b>
(a) Liabilities subject to compromise consist of the following:							
SECURED DEBT	0	0	0	0	0	0	0
TRADE AND OTHER	17,170	9,829	64	48	4,563	1,525	162
<b>TOTAL</b>	<b>\$17,170</b>	<b>\$9,829</b>	<b>\$64</b>	<b>\$48</b>	<b>\$4,563</b>	<b>\$1,525</b>	<b>\$162</b>

**THE WINIMO REALTY CORP., ET AL**  
**COMBINING AND COMBINED BALANCE SHEET**  
**SEPTEMBER 30, 2010**

**UNAUDITED**  
**(DOLLARS IN THOUSANDS)**

CIBRO BKLYN. INC.	CIBRO WEST. INC.	CIBRO L.I. INC. & LNDN.	CIBRO GAS. CORP.	C.B. LAND CORP.	LANIMRET TERM. CORP.	C&J CIRILLO CORP.	WINIMO REALTY CORP.	CIBRO SYRACUSE PROP. CORP.	WATSON REALTY CORP.	JACON REALTY CORP.
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0
0	892	(289)	(4)	18	202	(100)	709	(2)	327	94
0	0	11	0	0	0	0	0	0	0	0
<b>\$0</b>	<b>\$892</b>	<b>(\$278)</b>	<b>(\$4)</b>	<b>\$16</b>	<b>\$202</b>	<b>(\$100)</b>	<b>\$709</b>	<b>(\$2)</b>	<b>\$327</b>	<b>\$94</b>
0	0	0	0	0	0	0	0	0	0	0
0	323	29	(0)	(0)	13	(0)	(2)	463	0	0
0	323	29	(0)	(0)	13	(0)	(2)	463	0	0
85	136	2	14	327	34	315	27	28	0	13
85	458	31	14	327	47	315	25	491	0	13
357	0	1	1	118	0	142	35	(0)	1	10
0	14	0	0	2	0	3	0	0	0	0
(362)	477	(310)	(6)	(420)	168	(546)	674	(467)	326	85
79	58	0	13	11	10	14	24	28	(0)	14
(85)	434	(309)	(18)	(311)	156	(415)	685	(493)	327	81
-	<b>\$ 892</b>	<b>\$ (278)</b>	<b>(4)</b>	<b>16</b>	<b>202</b>	<b>(100)</b>	<b>710</b>	<b>(2)</b>	<b>327</b>	<b>93</b>
0	0	0	0	0	0	0	0	0	0	0
85	136	2	14	327	34	315	27	28	0	13
<b>\$85</b>	<b>\$136</b>	<b>\$2</b>	<b>\$14</b>	<b>\$327</b>	<b>\$34</b>	<b>\$315</b>	<b>\$27</b>	<b>\$28</b>	<b>\$0</b>	<b>\$13</b>

	Total	CPPI & BETHLND.	CIBRO SALES CORP.	CPI	CIBRO TERM. INC.	OCEANA TERM. INC.	CIBRO BRONX CORP. INC.
<b>REVENUES:</b>							
NET SALES	0		0	0	0	0	0
<b>COSTS AND EXPENSES</b>							
COST OF GOODS SOLD	0		0	0	0	0	0
SELLING, OPERATING & ADMINISTRATIVE	15		0	0	0	0	15
INTEREST	(3)		(3)	0	0	0	0
TOTAL COSTS AND EXPENSES	12		(3)	0	0	0	15
INCOME BEFORE REORGANIZATION ITEMS, OTHER ITEMS & TAXES	(12)		3	0	0	(0)	0
<b>REORGANIZATION ITEMS</b>							
PROFESSIONAL FEES	1		0	0	0	0	1
TOTAL REORGANIZATION ITEMS	1		0	0	0	0	1
INCOME BEFORE TAXES & OTHER ITEMS	(13)		3	0	0	(0)	0
GAIN (LOSS) ON OTHER ITEMS	0		0	0	0	0	0
DEBT FORGIVENESS			0	0	0	0	0
PROVISION FOR INCOME TAXES	(1)		0	0	(1)	0	0
NET INCOME (LOSS)	<u><u><b>(\$14)</b></u></u>		\$3	\$0	\$0	(\$1)	\$0
							<u><u><b>(\$16)</b></u></u>

**THE WINIMO REALTY CORP., ET AL**  
**COMBINING AND COMBINED STATEMENT OF OPERATIONS**  
**FOR THE MONTH ENDED SEPTEMBER 30, 2010**

**UNAUDITED  
(DOLLARS IN THOUSANDS)**

CIBRO	CIBRO	CIBRO	CIBRO	C.B.	LANIMRET	C&J	WINIMO	CIBRO	WATSON	JACON
BKLYN.	WEST.	L.I. INC.	GAS.	LAND	TERM.	CIRILLO	REALTY	SYRACUSE	REALTY	REALTY
INC.	INC.	& LNDN.	CORP.	CORP.	CORP.	CORP.	CORP.	PROP. CORP.	CORP.	CORP.

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**THE WINIMO REALTY CORP., ET AL  
COMBINING AND COMBINED STATEMENT OF OPERATIONS  
FOR THE 4 MONTHS ENDED SEPTEMBER 30, 2010**

**UNAUDITED  
(DOLLARS IN THOUSANDS)**